

Before the Board of Zoning Adjustment, D. C.

Application No. 11585 of 1100 - 21st Associates for further processing of planned unit development under Article 75 of the Zoning Regulations and for a special exception for approval of roof structures for the erection of a new office building as provided by Section 7501.46 of the Zoning Regulations at 2101 L Street, N.W., Lot 76, Square 72.

HEARING DATE: February 13, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The subject property is located in a C-3-B District.
2. On December 5, 1973, the Zoning Commission in Zoning Case No. 70-16F, by Order No. 78 approved the final application for a planned unit development of a new office building on the subject property. By that order, the Zoning Commission rezoned the entire subject property to the C-3-B district effective upon recordation of the required Article 75 covenant.
3. Applicant has complied with all provisions of Section 7501.4 of the Zoning Regulations.
4. In reference to Section 7501.41, applicant has incorporated in these proceedings the records in Zoning Commission Cases No. 70-16P and 70-16F and has submitted the following:
 - a. Typical floor plans and architectural elevations for the building;
 - b. Roof plans and architectural elevations of the roof structures for the building;
 - c. The final grading and drainage plan for the development area indicating that all drainage will be by piping;
 - d. The planting and landscaping plan for the development area;
 - e. The finished site plan indicating that there will be no difference in the location of the new building as approved by the Zoning Commission; and
 - f. Detailed parking garage and circulation plans as required.

5. In reference to Section 7501.42, the planned unit development will be developed in one stage.

6. In reference to Section 7501.43, applicant has requested no changes from the planned unit development as finally approved by the Zoning Commission except that he has requested an increase in the floor area of the first basement from 19,000 square feet to 19,497 square feet, approximately two percent.

7. In reference to Section 7501.44, applicant has requested no changes from the planned unit development as approved by the Zoning Commission and has indicated that signs will be provided in accordance with the District of Columbia Building Code.

8. In reference to Section 7501.45, subparagraphs (a) and (b) are not applicable. The landscaping, planting, screening, and drainage plans submitted in accordance with subsection (c) of this section are hereby approved. Pursuant to subsection (d) of this section, applicant has met all conditions of Zoning Commission Order No. 78, and in particular, a bicycle parking area shall be provided with a marked walkway of not less than three feet in width from the garage entrance to the bicycle storage area with direct access to the street and the exterior of the building and the design elements of paragraph 8, page 5 of Zoning Commission Order No. 78 have been incorporated in the final drawings.

9. In reference to Section 7501.46, the roof structure of the new building will have an FAR of 0.30. The roof area will be 40,697 square feet and the roof structure area will be 12,245 square feet. The material and color of the main structure is off white precast concrete and the roof structure will also be off white precast concrete.

10. In reference to Section 7501.47, the Board finds that the records before the Zoning Commission contain a certification that the minimum area of land included within the project is greater than one acre and a certification that all information submitted to the Zoning Commission and to this Board is in accordance with the elements and guidelines contained in the Zoning Commission's preliminary approval of this planned unit development in Case No. 70-16P. All information required under Section 7501.39, subsections (b) through (i), are contained in the records before the Zoning Commission are incorporated in this proceeding before this Board.

CONCLUSIONS OF LAW:

The Board concludes that this application complies with all requirements delineated in the Zoning Commission's approval of the final application in this planned unit development under Zoning Commission Case No. 70-16F, Order No. 78. The increase of approximately two percent in the floor area of the first basement may be granted in accordance with the duty of this Board to implement the planned unit development as finally approved by the Zoning Commission. The increase in FAR for the roof structure is within the increase which this Board may grant under the Zoning Regulations. The material, color, and architectural character of the roof structure will harmonize with the main building, and approval of the roof structures is in harmony with the general intent and purposes of the Zoning Regulations and Maps.

The Board holds that this application for further processing of the planned unit development on the subject property complies in all respects with the final approval granted by the Zoning Commission.

ORDERED:

That the above application be granted subject to the following conditions:

a. The Board shall retain jurisdiction over this application for further processing in accordance with the provisions of Section 7501.49;

b. Applicant shall record a covenant insuring development of the entire project in compliance with the approval granted by the Zoning Commission under Case No. 70-16F, Order No. 78 and the order of this Board; and

c. The applicant shall provide a room for the parking of bicycles as shown on the plans submitted with a door which may be locked and for which all bicycle riders who use this parking room will be provided with keys thereto upon request of the building management.

VOTE: 3-0 (Mr. Harps absent not voting, Mr. Scrivener not voting, did not hear the case.)

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BY ORDER OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


JAMES E. MILLER
Secretary for the Board

FINAL DATE OF ORDER: MAR 08 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.